

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

## Volume 5 | Technical Appendices

CFA11 | Stoke Mandeville and Aylesbury  
Community data (CM-001-011)  
Community

November 2013

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Department  
for Transport

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# 1 Introduction

- 1.1.1 The community appendix for the Stoke Mandeville and Aylesbury community forum area (CFA11) comprises:
- community impact assessment record sheets for construction (Section 2);
  - community impact assessment record sheets for operation (Section 3); and
  - open space survey/public rights of way survey (PRoW) results (Section 4).
- 1.1.2 Maps referred to throughout the community appendix are contained in the Volume 5, Community Map Book.

## **2 Community impact assessment record sheets - construction**

## 2.1 Graveyard at the former site of the Church of St Mary's

Table 1: Graveyard at the former site of the Church of St Mary's community impact assessment record sheet

<b>Resource name</b>	<b>Graveyard at the former site of the Church of St Mary's</b>
<b>Community forum area (CFA)</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	The graveyard is located to the south-east of Stoke Mandeville, approximately 300m south of Stoke House. This used to be the former site of the Church of St Mary's. The 12th century church itself was demolished 50 years ago, with headstones, railings and a copse remaining. The graves date from the medieval period onwards and the last burial at the site was in 1842. The site is accessible by Footpath SMA/5.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: permanent loss of land</b>	Impact: the graveyard lies within land required for the construction and operation of the Proposed Scheme and will, therefore, be permanently lost.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Medium: whilst the graveyard will be permanently lost, the intended and primary function of the graveyard is not to provide a community resource. It is an abandoned cemetery which is historical in nature.
<b>Relevant receptors</b>	Visitors to the graveyard at the former site of the Church of St Mary's.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Low: whilst there are no comparable alternatives, as this graveyard is unique (by virtue of the individuals buried there), the last burial was in the 19th century so it is not considered to be well used or valued as a community resource.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant).
<b>Proposed mitigation options for significant effects</b>	Not applicable (N/A)
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant).



## 2.2 Buckinghamshire Goat Centre

Table 2: Buckinghamshire Goat Centre community impact assessment record sheet

<b>Resource name</b>	<b>Buckinghamshire Goat Centre</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	Buckinghamshire Goat Centre is located on Old Risborough Road, Stoke Mandeville. The centre is a family facility open seven days a week where children and adults can interact with small animals including goats, pigs and rabbits. The centre also holds special seasonal events throughout the year including baby animal handling at Easter, birds of prey shows and sheep shearing. There is a children's play area and café on site.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: isolation</b>	<p>Impact: construction and operation of the Proposed Scheme will require Old Risborough Road and A4010 Risborough Road to be permanently stopped up. These roads provide a direct link (1km journey) from the Buckinghamshire Goat Centre to the centre of Stoke Mandeville. The stopping up of these roads will isolate the centre from users in Stoke Mandeville. The alternative road journey will be 4km in total, using the new A4010 Stoke Mandeville bypass and overbridge, and B4443 Lower Road. Users travelling on foot or by bicycle will not be affected to the same extent because a subway will be constructed to maintain non-vehicular access.</p> <p>Duration of impact: permanent.</p>
<b>Assessment of magnitude</b>	Low: whilst there will be an additional journey of 3km to the Buckinghamshire Goat Centre for car users living in Stoke Mandeville, residents of Stoke Mandeville will not be completely isolated from the centre and it is likely that those visiting will be doing so on a weekly or less frequent basis.
<b>Relevant receptors</b>	Users of the Buckinghamshire Goat Centre who live in Stoke Mandeville.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are no comparable alternative facilities in the local catchment area and the centre is likely to attract high numbers of children, as it is principally targeted at children and families. Users in Stoke Mandeville, however, will be able to absorb the change relatively easily because the A4010 Stoke Mandeville bypass does not require a long re-routing of the journey, relative to the length of journeys typically undertaken for this type of leisure facility.
<b>Significance rating of effect</b>	Minor adverse- effect due to isolation (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Minor adverse- effect due to isolation (not significant).

## 2.3 Residential properties on Old Risborough Road and Whitethorn Close

Table 3: Residential properties on Old Risborough Road and Whitethorn Close community impact assessment record sheet

Resource name	Residential properties on Old Risborough Road and Whitethorn Close
CFA	Stoke Mandeville and Aylesbury (CFA11)
Resource type	Residential properties
Resource description/profile	Approximately 13 residential properties located on Old Risborough Road and Whitethorn Close, as shown on Map CM-01-034, H7 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+) extending into operation phase (2026+)
Impact 1: isolation	<p>Impact: construction of the Proposed Scheme will require Old Risborough Road and A4010 Risborough Road to be permanently stopped up.</p> <p>These roads link the residential properties on Old Risborough Road and Whitethorn Close with the community facilities in Stoke Mandeville. Presently residents of Whitethorn Close and Old Risborough Road require less than a 1km journey to the centre of Stoke Mandeville and its community facilities. The road closures will require residents travelling by car to use the new A4010 Stoke Mandeville bypass and overbridge and then travel south along B4443 Lower Road to reach Stoke Mandeville. This journey will be 4km in total (therefore an additional journey of 3km). Individuals wishing to walk or cycle to Stoke Mandeville will be able to use a new subway, which will be built underneath the Stoke Mandeville south embankment, with an additional journey length of only 500m. There will also be a visual barrier between the residents of both Whitethorn Close and Old Risborough Road and Stoke Mandeville in the form of the embankment and the noise fences, which will run along the top of the embankment. Whilst residents of Whitethorn Close and Old Risborough Road presently do not have a direct view of Stoke Mandeville, the Proposed Scheme will cause some visual isolation.</p> <p>Community facilities in Stoke Mandeville include Stoke Mandeville Combined School, a nursery, a pre-school group, Stoke Mandeville Methodist Church, St Mary the Virgin Church of England (C of E) Church, a post office, public houses and local shops and services. On Eskdale Road there is a community centre where the parish council meets and which has a youth club and a skate park for teenagers. There is also a playing field which hosts local sporting events.</p> <p>Duration of impact: permanent.</p>
Assessment of magnitude	Medium: as the additional length of the re-route is only 3km, residents of Whitethorn Close and Old Risborough Road will not be completely isolated from Stoke Mandeville. Residents of Whitethorn Close and Old Risborough Road, however, are likely to need access to facilities in Stoke Mandeville on a daily basis and there will be a visual barrier between these residents and the rest of the Stoke Mandeville community.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	<p>Medium: there are accessible community facilities in the wider catchment area in Aylesbury. These, however, do not provide a comparable daily alternative to the local facilities in Stoke Mandeville.</p> <p>The users of facilities in Stoke Mandeville are likely to include children who need to use the school.</p>
Significance rating of effect	Moderate adverse- significant effect due to isolation.
Proposed mitigation options for significant effects	No further mitigation is proposed.
Residual effect significance rating	Moderate adverse- significant effect due to isolation.

## 2.4 Residential properties in Marsh

Table 4: Residential properties in Marsh community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties in Marsh</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Marsh Lane links residents of the village of Marsh with Stoke Mandeville.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: isolation</b>	<p>Impact: construction of the Proposed Scheme will require Marsh Lane to be permanently stopped up.</p> <p>Marsh Lane, linking with Bishopstone and Marsh Road, is the link between the small village of Marsh and the community facilities in Stoke Mandeville. The length of this route is approximately 2.4km. After stopping up Marsh Lane, traffic will be permanently re-routed south on Bishopstone, along A4010 Risborough Road and then onto the new A4010 Stoke Mandeville bypass and along B4443 Lower Road. The length of this journey will be approximately 4.6km (an addition of 2.2km).</p> <p>Community facilities in Stoke Mandeville include Stoke Mandeville Combined School, a nursery, a pre-school, Stoke Mandeville Methodist Church, St Mary the Virgin (C of E) Church, a post office, public houses and local shops and services. On Eskdale Road there is a community centre, where the parish council meets and which has a youth club and a skate park for teenagers. There is also a playing field which hosts local sporting events. Marsh does not have these community facilities itself.</p> <p>Duration of impact: permanent.</p>
<b>Assessment of magnitude</b>	Low: whilst Marsh Road will be permanently stopped up and residents of Marsh are likely to require access to Stoke Mandeville on a daily or weekly basis, the additional journey length will only be 2.2km so disruption will be minimal.
<b>Relevant receptors</b>	Residents of Marsh.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are accessible community facilities in the wider catchment area in Aylesbury. These, however, do not provide a comparable daily alternative to the local facilities in Stoke Mandeville.
<b>Significance rating of effect</b>	Minor adverse- effect due to isolation (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Minor adverse- effect due to isolation (not significant).

## 2.5 Elmfield, B4443 Lower Road

Table 5: Elmfield, B4443 Lower Road community impact assessment record sheet

<b>Resource name</b>	<b>Elmfield, B4443 Lower Road</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Residential property
<b>Resource description/profile</b>	A residential property called Elmfield on B4443 Lower Road (no. 30), north-west of Stoke Mandeville.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	<p>Impact: demolition of one residential property.</p> <p>The A4010 Stoke Mandeville bypass will be put in place, west of Stoke Mandeville, from the southern junction between A4010 Risborough Road and Old Risborough Road. The bypass will run alongside the Proposed Scheme, crossing over it adjacent to the existing Princes Risborough to Aylesbury Line. The bypass will then tie in with B4443 Lower Road south of Aylesbury, with a new roundabout. This new junction will require the demolition of one residential property: Elmfield on B4443 Lower Road. This property is within the design footprint of the roundabout.</p> <p>Duration of impact: permanent.</p>
<b>Assessment of magnitude</b>	Negligible: as fewer than five residential properties will be demolished.
<b>Relevant receptors</b>	Owner(s)/occupier(s) of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as this is a residential receptor.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owner(s).
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).

## 2.6 The Round Aylesbury Walk

Table 6: The Round Aylesbury Walk community impact assessment record sheet

<b>Resource name</b>	<b>The Round Aylesbury Walk (Footpaths SMA/16 and SBH/17A)</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	The Round Aylesbury Walk (Footpaths SMA/16 and SBH/17A) is a 19km promoted circular walk which can be split into shorter segments of 3-5km. The walk passes places of interest such as a 17th century farmhouse at Hall End and an avenue of trees near Haydon Mill Farm which mark the old carriage road to Hartwell House <sup>1</sup> .
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: temporary re-route of promoted route</b>	Impact: the Round Aylesbury Walk will be severed twice south of Aylesbury, firstly by the construction of the A4010 Stoke Mandeville bypass and secondly by the realignment of the Princes Risborough to Aylesbury Line. In both locations the PRoW will be temporarily re-routed to suit construction, with a negligible additional length.  Duration of impact: up to nine months.
<b>Assessment of magnitude</b>	Negligible: as the PRoW will not be stopped up and it can continue to be used for its intended purpose without any significant inconvenience.
<b>Relevant receptors</b>	Users of Round Aylesbury Walk.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are no alternative promoted routes within walking distance in the local area; however, the use of alternatives will not be necessary as the Round Aylesbury Walk will remain accessible.  The PRoW is a well used community resource. A survey undertaken in 2012 on Saturday 18 August (08:00-18:00, sunny and clear weather) recorded 48 users of the promoted route <sup>2</sup> . Of these users, there were 46 walking/dog walking, one running and one person using a motorised vehicle.
<b>Significance rating of effect</b>	Negligible- effect due to temporary re-routeing (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to temporary re-routeing (not significant).
<b>Impact 2: permanent re-route of promoted route</b>	Impact: the Round Aylesbury Walk will be severed twice south of Aylesbury, firstly by the construction of the A4010 Stoke Mandeville bypass and secondly by the realignment of the Princes Risborough to Aylesbury Line. In both locations the PRoW will be permanently re-routed on its original alignments with at-grade crossings (one over the railway and one over the bypass). The length of the additional route will be negligible.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: because the PRoW can continue to be used for its intended purpose without any significant inconvenience.
<b>Relevant receptors</b>	Users of Round Aylesbury Walk.

<sup>1</sup> Buckinghamshire County Council (BuCC); The Round Aylesbury Walk; [www.buckscc.gov.uk/media/951358/RoundAylsPrint-A4.pdf](http://www.buckscc.gov.uk/media/951358/RoundAylsPrint-A4.pdf). Accessed: 5 September 2013.

<sup>2</sup> It should be noted that there are no benchmarks against which to judge whether a PRoW is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of a promoted route is assessed.

<b>Resource name</b>	<b>The Round Aylesbury Walk (Footpaths SMA/16 and SBH/17A)</b>
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: there are no alternative promoted PRow within walking distance in the local area, however, the use of alternatives will not be necessary as the Round Aylesbury Walk will remain accessible.
<b>Significance rating of effect</b>	Negligible- effect due to permanent re-routeing (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to permanent re-routeing (not significant).

## 2.7 Glebe House

Table 7: Glebe House community impact assessment record sheet

<b>Resource name</b>	<b>Glebe House</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Residential property
<b>Resource description/profile</b>	Glebe House is a residential property located to the west of Aylesbury on the A418 Oxford Road.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	<p>Impact: demolition of one residential property.</p> <p>East of Hartwell, the Proposed Scheme will cross the A418 Oxford Road. Earthworks associated with construction of the cutting and the A418 Oxford Road overbridge will require the demolition of Glebe House.</p> <p>Duration of impact: permanent.</p>
<b>Assessment of magnitude</b>	Negligible: as fewer than five residential properties will be demolished.
<b>Relevant receptors</b>	Owner(s)/occupier(s) of Glebe House.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as it is a residential receptor.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owner(s).
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).

## 2.8 Aylesbury Park Golf Club

Table 8: Aylesbury Park Golf Club community impact assessment record sheet

<b>Resource name</b>	<b>Aylesbury Park Golf Club</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	The Aylesbury Park Golf Club, as shown on Map CM-01-035, C5 (Volume 5, Community Map Book), which opened in 1995, comprises an 80ha site, located just to the west of the town of Aylesbury next to the Round Aylesbury Walk (Footpaths SMA/16 and SBH/17A). Facilities include an 18-hole course and a nine-hole short course, along with a driving range and children's activities. The main course is intended for experienced golfers, while the short course is suitable for beginners and juniors. In addition, there is a clubhouse, changing rooms and bar on site. The golf club has a mix of members and 'pay and play' users, and it offers tuition and tournaments. Classes are run for children of local schools and the club also runs tuition courses for people with learning difficulties (in conjunction with the local authority) <sup>3</sup> .
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: permanent loss of land</b>	<p>Impact: approximately 25% of the land owned by the golf club (approximately 20ha of the 80ha site) will be required during the construction of the Proposed Scheme and approximately 15% (approximately 12ha) will be required permanently for the embankment, cutting, a culvert at Lower Hartwell and two footbridges (Footpath SBH/32 overbridge and Bridleway SBH/2 overbridge).</p> <p>The remainder of the land at the golf club is within the boundary of the Proposed Scheme. This has been included to facilitate reconfiguration of the golf course in combination with landscape and recreational opportunities. Therefore, this part of the golf course will not be directly affected during construction of the railway and will only be affected by mitigation agreed with the golf club.</p> <p>Approximately 10 of the holes of the full golf course will be directly affected by the Proposed Scheme. The nine-hole short course is not within the land required for the construction or operation of the Proposed Scheme but will not continue as a standalone facility without the 18-hole course. As such, neither the 18-hole golf course nor the short course will be able to function in their present configuration from the point at which construction of the Proposed Scheme commences. This will mean that the golf club will not be able to continue operating during construction and the long term viability will depend on the delivery of a reconfigured golf course. If this does not prove possible the worst case effect will be that the golf club will cease operating.</p> <p>Duration of impact: permanent.</p>
<b>Assessment of magnitude</b>	High: as the resource is completely compromised and unusable for its intended purpose.
<b>Relevant receptors</b>	Members and staff of, and visitors to, Aylesbury Park Golf Club.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>High: whilst there is another golf course 6km away (Weston Turville Golf Club), Aylesbury Park is a well used community resource, which provides some activities for vulnerable groups.</p> <p>The golf club is considered to be an important community resource, with over 350 members, and is also open to non-members. The estimated customer base is over 4,000 people<sup>4</sup>.</p> <p>Classes are run for children of local schools and the club also runs tuition courses for people with learning difficulties (in conjunction with the local authority).</p> <p>The nearest alternative 18-hole golf course to this site is Weston Turville Golf Club, which is</p>

<sup>3</sup> Aylesbury Park Golf Club; [www.aylesburyparkgolf.com](http://www.aylesburyparkgolf.com); Accessed: 5 September 2013.

<sup>4</sup> Figures supplied by Aylesbury Park Golf Club.



<b>Resource name</b>	<b>Aylesbury Park Golf Club</b>
	approximately 6km from Aylesbury Park and which offers both membership and pay and play options. Aylesbury Golf Centre at Bierton has recently closed due a lack of demand. The closure of the 18-hole course at Aylesbury Park Golf Club in addition to this will mean that there may be too few courses to meet demand for golf courses near Aylesbury, even if there had previously been surplus capacity.
<b>Significance rating of effect</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd has been in discussion with the owners of the Aylesbury Park Golf Club regarding the impacts of the scheme. It is seeking to enable the golf course to be reconfigured so that the golf club can continue to operate. For this reason, the land used by the golf club has been included within the wider landscape mitigation area around the A418 Oxford Road.
<b>Residual effect significance rating</b>	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.

## 2.9 Thame Valley Walk

Table 9: Thame Valley Walk community impact assessment record sheet

<b>Resource name</b>	<b>Thame Valley Walk (Footpath SBH/2)</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	The Thame Valley Walk (Footpath SBH/2) is a 24km walk which follows the River Thame from Aylesbury in Buckinghamshire to Albury in Oxfordshire <sup>5</sup> .
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: temporary re-route of the promoted route</b>	Impact: the Proposed Scheme will run in cutting and will sever the PRoW where it runs through the 18-hole course at Aylesbury Park Golf Club. During the construction of the Proposed Scheme, the PRoW will be temporarily re-routed to the west of the existing path. The additional length of the temporary re-routing will be negligible.  Duration of impact: up to nine months.
<b>Assessment of magnitude</b>	Negligible: as the PRoW will not be closed and it can continue to be used for its intended purpose without any significant inconvenience.
<b>Relevant receptors</b>	Users of the Thame Valley Walk.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Low: whilst the PRoW is well used, there are several alternative promoted PRoW within walking distance of the Thame Valley Walk, including the Round Aylesbury Walk (Footpaths SMA/16 and SBH/17A), the Midshires Way (Footpaths SBH/2 and SBH/19) and the North Buckinghamshire Way (Footpaths SBH/2 and SBH/19).  Survey data from Saturday 18 August 2012 (08:00-18:00, sunny and clear weather) recorded 58 users of the Thame Valley Walk (44 walking/dog walking, 11 running, two cycling and one wheelchair user) <sup>6</sup> .
<b>Significance rating of effect</b>	Negligible- effect due to temporary re-routing (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to temporary re-routing (not significant).
<b>Impact 2: permanent re-route of the promoted route</b>	Impact: the Proposed Scheme will run in cutting and will sever the PRoW where it runs through the 18-hole course at Aylesbury Park Golf Club. The PRoW will be permanently re-routed across a new overbridge. The additional length following this re-routing will be negligible.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as the PRoW can continue to be used for its intended purpose without any significant inconvenience.
<b>Relevant receptors</b>	Users of the Thame Valley Walk.
<b>Assessment of sensitivity of receptor (s) to impact</b>	Low: whilst the PRoW is well used, there are several alternative promoted PRoW within walking distance of the Thame Valley Walk, including the Round Aylesbury Walk, the Midshires Way and the North Buckinghamshire Way.  Survey data from Saturday 18 August 2012 (08:00-18:00, sunny and clear weather) recorded 58

<sup>5</sup> BuCC; Thame Valley Walk;[www.buckscc.gov.uk/assets/content/bcc/docs/row/promoted\\_routes/Thame\\_Valley\\_Walk\\_Leaflet.pdf](http://www.buckscc.gov.uk/assets/content/bcc/docs/row/promoted_routes/Thame_Valley_Walk_Leaflet.pdf). Accessed: 5 September 2013.<sup>6</sup> It should be noted that there are no benchmarks against which to judge whether a PRoW is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of a promoted route is assessed.

<b>Resource name</b>	<b>Thame Valley Walk (Footpath SBH/2)</b>
	users of the Thame Valley Walk (44 walking/ dog walking, 11 running, two cycling and one wheelchair user) <sup>7</sup> .
<b>Significance rating of effect</b>	Negligible- effect due to permanent re-routeing (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to permanent re-routeing (not significant).

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<sup>7</sup> It should be noted that there are no benchmarks against which to judge whether a ProW is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of a promoted route is assessed.

### **3 Community impact assessment record sheets - operation**

### 3.1 Residential properties in Stoke Mandeville

Table 10: Residential properties in Stoke Mandeville community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties in Stoke Mandeville</b>
<b>CFA</b>	Stoke Mandeville and Aylesbury (CFA11)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties in Stoke Mandeville, located on Old Risborough Road at Stoke House Estate, as shown on Map CM-01-034, H7 (Volume 5, Community Map Book).
<b>Assessment year</b>	Operation phase (2026+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of up to 10 properties in Stoke Mandeville, at Stoke House Estate, are predicted to experience in-combination effects arising from significant visual and noise effects during the operation phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects due to clear views of the Proposed Scheme, overhead line equipment, and the new A4010 Risborough Road underpass.</p> <p>Noise: there will be significant noise effects associated with the operation of the Proposed Scheme.</p> <p>Duration: during the operation of the Proposed Scheme.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual effects arising from visual and noise effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 4 Open space survey/public rights of way survey results

- 4.1.1 Within the study area no significant effects for open spaces or PRow have been identified within the assessment; accordingly no user surveys of open spaces or PRow are presented here.

## 5 References

Aylesbury Park Golf Club; [www.aylesburyparkgolf.com](http://www.aylesburyparkgolf.com); Accessed: 5 September 2013.

BuCC; Thame Valley Walk;

[www.buckscc.gov.uk/assets/content/bcc/docs/row/promoted\\_routes/Thame\\_Valley\\_Walk\\_Leaflet.pdf](http://www.buckscc.gov.uk/assets/content/bcc/docs/row/promoted_routes/Thame_Valley_Walk_Leaflet.pdf); Accessed: 5 September 2013.

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